
Planning Board Agenda

August 12, 2026, at 7:30 PM in the Clay Town Hall
Discussion Session: Jury Room - 7 PM | Public Meeting: Meeting Room - 7:30 PM

1. **Pledge of Allegiance.**
2. **MOTION accepting the Minutes of Previous Meeting.**
3. **Public Hearings.**
 - a. **New Business.**

Case: #2026-061 (EquipmentShare Wash Bay Installation)
Applicant: EquipmentShare: 4708 Dey Road
Request: **Amended Site Plan**- Addition of wash basin and expansion of laydown yard on a lot previously approved for an equipment rental facility. The property is in the Industrial 1 (I-1) Zoning District.
SEQR Status: Requires SEQR Determination | Decision Pending
Adjournments: None

b. Old Business.

Case: #2025-003 (**Adjourned until 9/2**)
Applicant: John E. Fisher Construction Co., Inc.: 4593 Wetzel Road
Request: **Site Plan** – Approval to use a site as a Construction/Contractor Service Yard in the Industrial I (I-1) Zoning District.
SEQR Status: Requires SEQR Determination | Decision Pending
Adjournments: Eight (8)

Case: #2025-004 (**Adjourned until 9/2**)
Applicant: John E. Fisher Construction Co. Inc.: 4593 Wetzel Road
Request: **Special Permit** – Approval to allow subject premises to be used for a Contractor Service Yard in the Industrial 1 (I-1) Zoning District
SEQR Status: Requires SEQR Determination | Decision Pending
Adjournments: Eight (8)

Case: #2025-037 (W Taft Northern Credit Union) (**Adjourned until 9/2**)
Applicant: Northern Credit Union: 5004-5008 West Taft Road
Request: **Site Plan** – Review of two (2) existing lots (116.1-01-04.1 & 116.1-01-05.0) to allow for placement of a 3,100-square foot credit union with drive-thru ATMs in the Office (O-2) Zoning District.
SEQR Status: Requires SEQR Determination | Decision Pending
Adjournments: Twelve (12)

Case: #2025-054 (Black Creek Equestrian Center)

Applicant: Cheryl D. White/Clay Equestrian Center: 9605 Black Creek Road
Request: **Site Plan** – Development of 30,000 square foot (+/-) barn for equestrian boarding and training, including 18 to 20 horse stalls, two attached dwelling units for full-time staff use, site parking, septic system, site grading, stormwater management facilities, and associated site improvements. Proposed limits of disturbance will encompass approximately 5.2 acres of an overall 87 (+/-) acre parcel in the Residential Agricultural District (RA-100) Zoning District.
SEQR: Requires SEQR Determination | Decision Pending
Adjournments: Six (6)

Case: #2026-022 (Hinerwadels Subdivision)
Applicant: J. Alberici & Sons Inc.: 5300 West Taft Road
Request: **Preliminary Plat** – A request to subdivide four (4) existing lots into 91 new lots. Two of the lots are in the Office Zoning District (O-2), and 89 units are in the One-Family Residential Zoning District (R-7.5).
SEQR Status: Requires SEQR Determination | Decision Pending
Adjournments: Three (3)

Case: #2026-025 (R & F Plaza Community Bank) **(Adjourned until 9/2)**
Applicant: Community Bank N.A: 4000 State Route 31
Request: **Site Plan** – Construction of a new bank and accessory drive-thru on a pad located on the easternmost portion of a parking lot of an existing commercial plaza. The property is in the Regional Commercial (RC-1) Zoning District. The Town Board approved a Special Permit for the accessory drive-thru at their May 18th Hearing and the Zoning Board of Appeals granted setback and perimeter deviation at their April 13th meeting.
SEQR: Requires SEQR Determination | Decision Pending
Adjournments: Three (3)

Case: #2026-028 (W Taft Summit Federal Credit Union)
Applicant: Dave Harnish/Summit Federal Credit Union: 4955 W Taft Road
Request: **Site Plan** – Demolition of current office building for the development of a credit union, accessory drive-thru, and parking lot revisions. The property is in the Office (O-2) Zoning District. The Town Board approved a Special Permit for both the accessory drive-thru and the proposed land use of a credit union at their March 16th Hearing.
SEQR: Requires SEQR Determination | Decision Pending
Adjournments: Five (5)

Case: #2026-031 (West Herr Expansion)
Applicant: West Herr Automotive Group: 3687 State Route 31
Request: **Amended Site Plan** – Expansion of an existing parking lot to serve additional vehicle inventory for the dealership. The property is in the Highway Commercial (HC-1) Zoning District.
SEQR: Requires SEQR Determination | Decision Pending
Adjournments: Three (3)

Case: #2026-053 (Matthews Auto Group Expansion)
Applicant: Matthews Automotive Group: 3893 State Route 31
Request: **Amended Site Plan** – Expansion of an existing automotive dealership for additional service area and vehicle inventory. The property is in the Regional Commercial (RC-1) Zoning District.

SEQR: Requires SEQR Determination | Decision Pending

Adjournments: Two (2)

Case: #2026-058 (Amazon Warehouse Site Plan)

Applicant: Acquest Development Company, LLC/Amazon.com Inc.: 7526 & 7546 Morgan Road

Request: **Site Plan** – Development of a new 234,300 square-foot (+/-) warehouse facility with accessory parking. The property is in the Industrial I (I-1) Zoning District.

SEQR: Requires SEQR Determination | Decision Pending

Adjournments: One (1)

Case: #2026-059 (National Grid GRS/Micron GLM Expansion)

Applicant: National Grid/Micron: 4459 State Route 31 & 8720 Caughdenoy Road

Request: **Site Plan** - Proposal to upgrade and expand the current Gas Regulator Station (GRS) #147 to connect to a new Gas Metering Station (GLM) on the Micron Campus. The property located at 4459 State Route 31 is in the Residential Agricultural (RA-100) Zoning District and the property located at 8720 Caughdenoy Road is in the Industrial 2 (I-2) Zoning District.

SEQR: Requires SEQR Determination | Decision Pending

Adjournments: One (1)

4. Non-Public Hearing Items.

- a. None

5. Closed Hearings – Board/Applicant Discussions.

- a. None

6. Signs.

- a. Allied Sign Company/Tully's Tenders - 3567 State Route 31
- b. Scout Services/Burger King – 7589 Oswego Road
- c. Scout Services/Burger King – 4035 State Route 31

7. Work Session.

- a. None

8. Next Planning Board Meeting – September 2nd

9. Forthcoming Cases.

- a. #2026-060 – Sand Hill Acres, Henry Clay Blvd. Tax ID#062.-01-08.0 – Zone Change Referral (Sept 2nd)

10. Adjourned Agenda Cases.

- a. #2025-050 – Ironhorn Henry Clay Warehouse, 7245 Henry Clay Blvd. – Amended Site Plan (Sept 16th)
- b. #2026-051 – Amazon Drone Implementation, 7211 Morgan Road – Amended Site Plan (Sept 16th)

11. Adjournment.

It is the responsibility of any applicant whose matter has been adjourned to submit all revised materials by the established filing deadline for the meeting at which they wish to be heard. Please refer to the Planning Board Calendar. Failure to meet this deadline may result in further adjournment. Please contact the Planning Department for assistance with filing schedules and how to submit revised materials.